

GIS REGISTRY INFORMATION

SITE NAME:

Former Chem Service Facility

BRRTS #:

02-67-261082

FID # (if appropriate):

267070100

COMMERCE # (if appropriate):

CLOSURE DATE:

11/30/04

STREET ADDRESS:

W194 N 11095 Kleinmann Dr.

CITY:

German town

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):

X= 670 240

Y= 306 832

CONTAMINATED MEDIA:

Groundwater



Soil



Both



OFF-SOURCE GW CONTAMINATION >ES:

☐ Yes

☒ No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection):

X=

Y=

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):

☐ Yes

☒ No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection):

X=

Y=

CONTAMINATION IN RIGHT OF WAY:

☐ Yes

☒ No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued

Copy of most recent deed, including legal description, for all affected properties

Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties
County Parcel ID number, if used for county, for all affected properties

Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.

Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.

Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)

Tables of Latest Soil Analytical Results (no shading or cross-hatching)

Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.

GW: Table of water level elevations, with sampling dates, and free product noted if present

GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)

SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour

Geologic cross-sections, if required for SI. (8.5x14" if paper copy)

RP certified statement that legal descriptions are complete and accurate

Copies of off-source notification letters (if applicable)

Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
NA
NA
<input checked="" type="checkbox"/>
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NA
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
NA
NA
NA

Konicek Environmental Consulting LLC

November 4, 2004

Ms. Victoria Stovall
Wisconsin Department of Natural Resources
PO Box 12436
Milwaukee, WI 53212



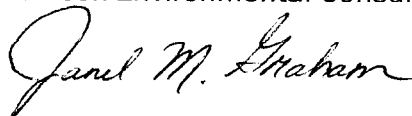
RE: GIS Registry
Former Chem Science
W195 N11095 Kleinmann Drive
Germantown, WI
FID# 267070100
BRRTS# 02-67-261082

Dear Ms. Stovall,

Konicek Environmental Consulting, LLC has prepared a FIS registry packet for soil and one for groundwater for the above referenced site. Both packets are attached for you review along with the associated registry fees.

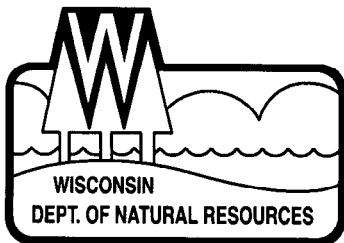
Please call if you have further questions.

Sincerely,
Konicek Environmental Consulting, LLC



Janel M. Graham
Environmental Geologist

attachments



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Waukesha Service Center
141 NW Barstow St
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117

April 13, 2004

Theodore Levenhagen
10520 W. Woodward Ave.
Wauwatosa, WI 53122

FID # 267070100
BRRTS # 02-67-261082

Harlan Wayhan
S23 W22939 Orchard Lane
Waukesha, WI. 53186

Subject: Conditional Case Closure with NR 140 Exemption
Former Chem-Science Facility
W194 N11095 Kleinmann Drive
Germantown, WI. 53022

Dear Mr. Levenhagen and Wayhan:

On April 6, 2004, the request for closure of the case described above was reviewed by the Regional Closure Committee. The Regional Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Regional Closure Committee has determined that the pesticide and herbicide contamination on the site from the former operations related to the Chem-Science operation appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring wells and piezometer at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Mark Drews on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources.

It is also recommended that the supply well on site be abandoned to reduce the risk of exposure to contaminated drinking water.

WASTE AND SOIL PILE REMOVAL

Any remaining waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.

NOTICE OF RESIDUAL SOIL AND GROUNDWATER CONTAMINATION

To close this site, the Department of Natural Resources (Department) requires registry on the soil GIS database to give notice of the remaining soil contamination associated with the site. Residual soil contamination remains at the area adjacent to the former seepage bed west of the building as indicated in the information submitted to the Department. In addition, if soil in this location (or these locations) is excavated in the future, the property owner at that time should sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans.

In addition, the Department requires registry on the groundwater GIS database to give notice of the remaining groundwater contamination present on the site. Groundwater contamination remains adjacent to monitoring well MW-3 as indicated in the information submitted to the Department. 2-Chlorotoluene is present in MW-3 at a concentration above the Lifetime Health Advisory Level of 100 parts per billion, however these concentrations have been decreasing over time. Refer to the table on the Departments web site for more information <http://dnr.wi.gov/org/water/dwg/Health/Hal.htm>.

Provide the necessary information to list the above site on the soil and groundwater GIS registry along with the appropriate fees. Maps indicating the areas of soil and groundwater contamination must be provided to the Department. Your site will be listed on the DNR Remediation and Redevelopment Soil and Groundwater GIS Registry of Closed Remediation Sites. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Section NR 726.05(10) requires that the above conditions must be satisfied within 120 days of receipt of this conditional closure letter except for deed restrictions that comply with NR 726.05(8)(b), which must be recorded within 90 days of receipt of this letter. Please submit a letter to let me know that applicable conditions have been met and a final close out letter will be sent to you. Your site will then be listed on the DNR Remediation and Redevelopment Soil and Groundwater GIS Registry of Closed Remediation Sites.

PAL EXEMPTION

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 Preventive Action Limit (PAL) for Tetrachloroethene at MW-3, MW-5 and PZ-1 and 1,1 Dichloroethene at PZ-1, but compliance with the NR 140 Enforcement Standard. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

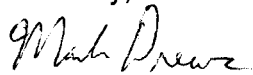
1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met due to the decreasing groundwater contaminate concentrations. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for Tetrachloroethene at MW-3, MW-5 and PZ-1 and 1,1 Dichloroethene at PZ-1. This letter serves as your exemption.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 262-574-2146.

Sincerely,

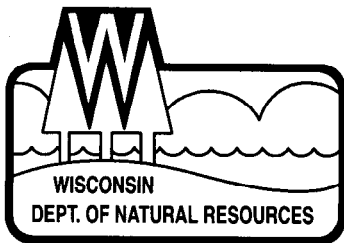


Mark Drews, P.G., CHMM

Hydrogeologist

Bureau for Remediation & Redevelopment

Cc: Cynthia Smith, Michael Best & Friedrich, 100 E. Wisconsin Ave., Milwaukee, WI 53202
James Becco, Midwest Engineering, 205 Wilmont Dr., Waukesha, WI 53189
Greg Konicek, Konicek Environmental, 1032 S. Spring St., Port Washington, WI 53024
Deborah Roszak, SER HQ
Phillip Peterson, Wisconsin Dept., of Justice, P.O. Box 7857, Madison, WI 53707-7857
Walt Ebersohl, SE HQ
SER File



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Waukesha Service Center
141 NW Barstow St
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117

November 30, 2004

Theodore Levenhagen
10520 W. Woodward Ave.
Wauwatosa, WI 53122

FID # 267070100
BRRTS # 02-67-261082

Harlan Wayhan
S23 W22939 Orchard Lane
Waukesha, WI 53186

SUBJECT: Final Case Closure With Conditions Met
Former Chem-Science Facility
W194 N11095 Kleinmann Dr.
Germantown, WI 53022

Dear Mr. Levenhagen and Wayhan:

On April 6, 2004 your site as described above was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On April 13, 2004, you were notified that conditional closure was granted to this case.

On November 8, 2004, the Department received correspondence indicating that you have complied with the conditions of closure. The correspondence included GIS soil and groundwater registration packets for the site. Based on the correspondence and data provided, your case has been investigated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>. Your property will be listed on the GIS Registry due to groundwater contamination exceeding ch. NR 140 standards at the time of closure, and if you intend to construct or reconstruct a supply well, you will need Department approval. Department approval is required before construction or reconstruction of a well on a property listed on the GIS Registry, in accordance with s. NR 812.09(4)(w). To obtain approval, Form 3300-254 needs to be completed and submitted to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at the web address listed above.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 262-574-2146.

Sincerely,



Mark Drews, P.G., CHMM

Hydrogeologist

Bureau for Remediation & Redevelopment

cc: Greg Konicek, Konicek Environmental, 1032 S. Spring St., Port Washington, WI 53024
Cynthia Smith, Michael Best & Friedrich, 100 E. Wisconsin Ave., Milwaukee, WI 53202
Phillip Peterson, Wisconsin Dept. of Justice, P.O. Box 7857, Madison, WI 53707-7857
SER File

DOCH: 1043693



DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1-1062

WARRANTY DEED

This Deed, made between: Sunset Bank & Savings, Grantor,
and McDonald Properties LLC a Wisconsin Limited Liability
Company, Grantee,

Witnesseth, That the said Grantor, for valuable
consideration conveys to Grantee the following described real
estate in Washington County, State of Wisconsin:

TRANSFER

\$ 540.00
FEE

Recorded

APR. 14, 2004 AT 10:00AM

SHARON A. MARTIN

REGISTER OF DEEDS

WASHINGTON COUNTY, WI

Fee Amount: \$11.00

Transfer Fee: \$540.00

THIS SPACE RESERVED FOR RECORDING DATA
NAME AND RETURN ADDRESS

Rohde/Dales LLP Attn: Peter Mayer
607 North 8th Street 7th Floor
Sheboygan WI 53081

GTNV 291-994

Parcel Identification Number

Certified Survey Map No. 200, recorded in the Register of Deeds office for Washington County in Volume 1 of
Certified Survey Maps at page 315, as Document No. 304663, being a part of the Northeast 1/4 of Section 29,
Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Sunset Bank & Savings warrants that the title is good, indefeasible in fee simple and free and clear of
encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the
distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in
the year of closing and will warrant and defend the same.

Dated this 9th day of April, 2004.

(SEAL)

Sunset Bank & Savings

(SEAL)

By: Harry Johnson, Executive Vice-President

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

TITLE: MEMBER OF STATE BAR OF WISCONSIN

(I am authorized by ss. 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY:

Elisa M. Ruff
of Evergreen Title Corp.

(Signatures may be authenticated or acknowledged. Both are not
necessary.)

ACKNOWLEDGMENT

State of Wisconsin)

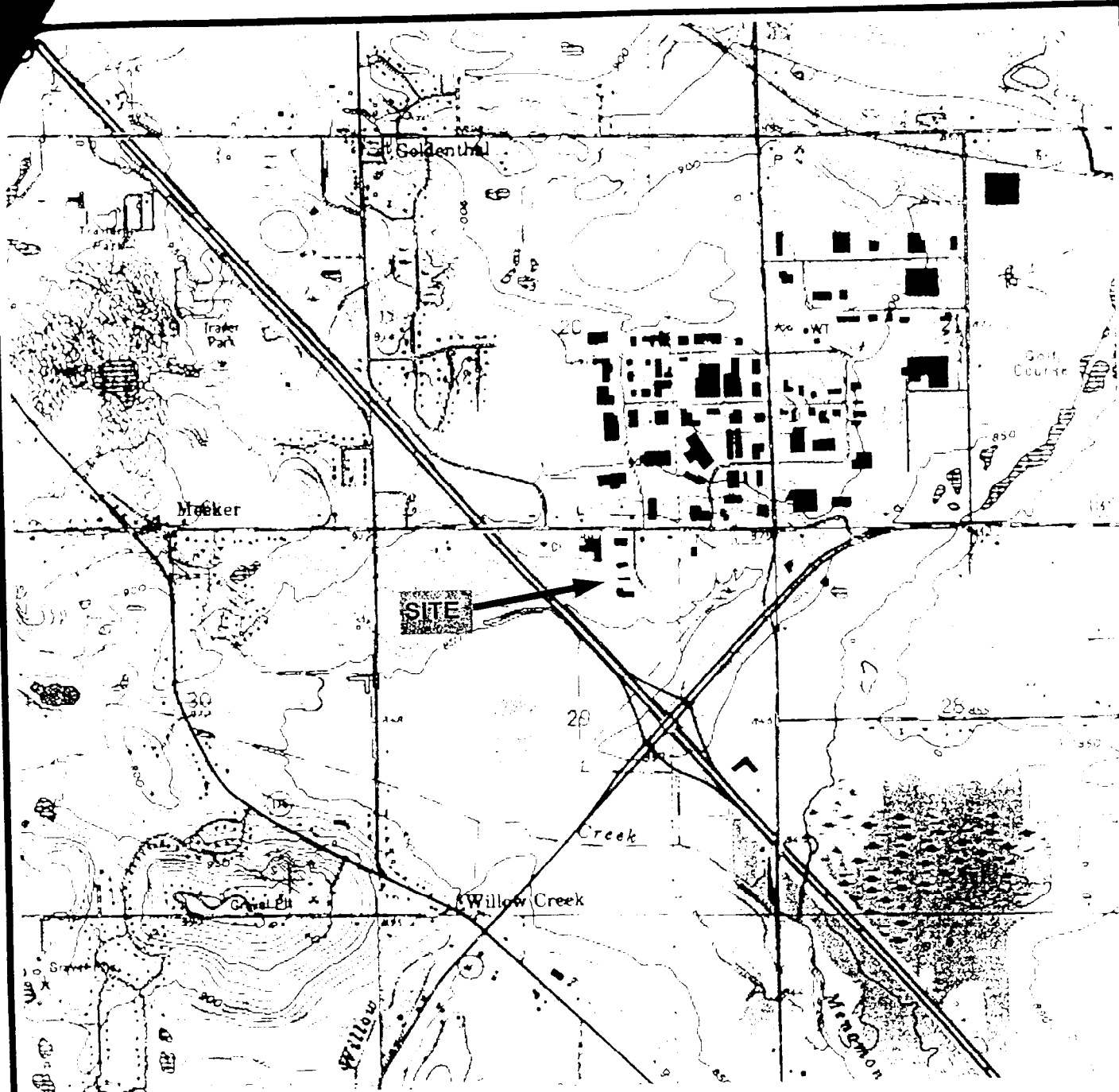
Washington County,) ss.Personally came before me this 9th day ofApril, 2004, the above namedSunset Bank & Savings By: Harry Johnson, ExecutiveVice-President to me known to be the person(s) who

executed the foregoing instrument and acknowledge the same.

Elisa M. RuffNotary Public Washington County, Wis.

My commission is permanent, if not, state expiration date.

20____



Source USGS SUSSEX QUADRANGLE MAP, 1994

Northwest 1/4 of the Northeast 1/4, Section 29, Township 9 North, Range 20 East, Washington County



midwest engineering services, inc.

Chem-Science
W194 N11095 Kleinmann Drive
Germantown, Wisconsin

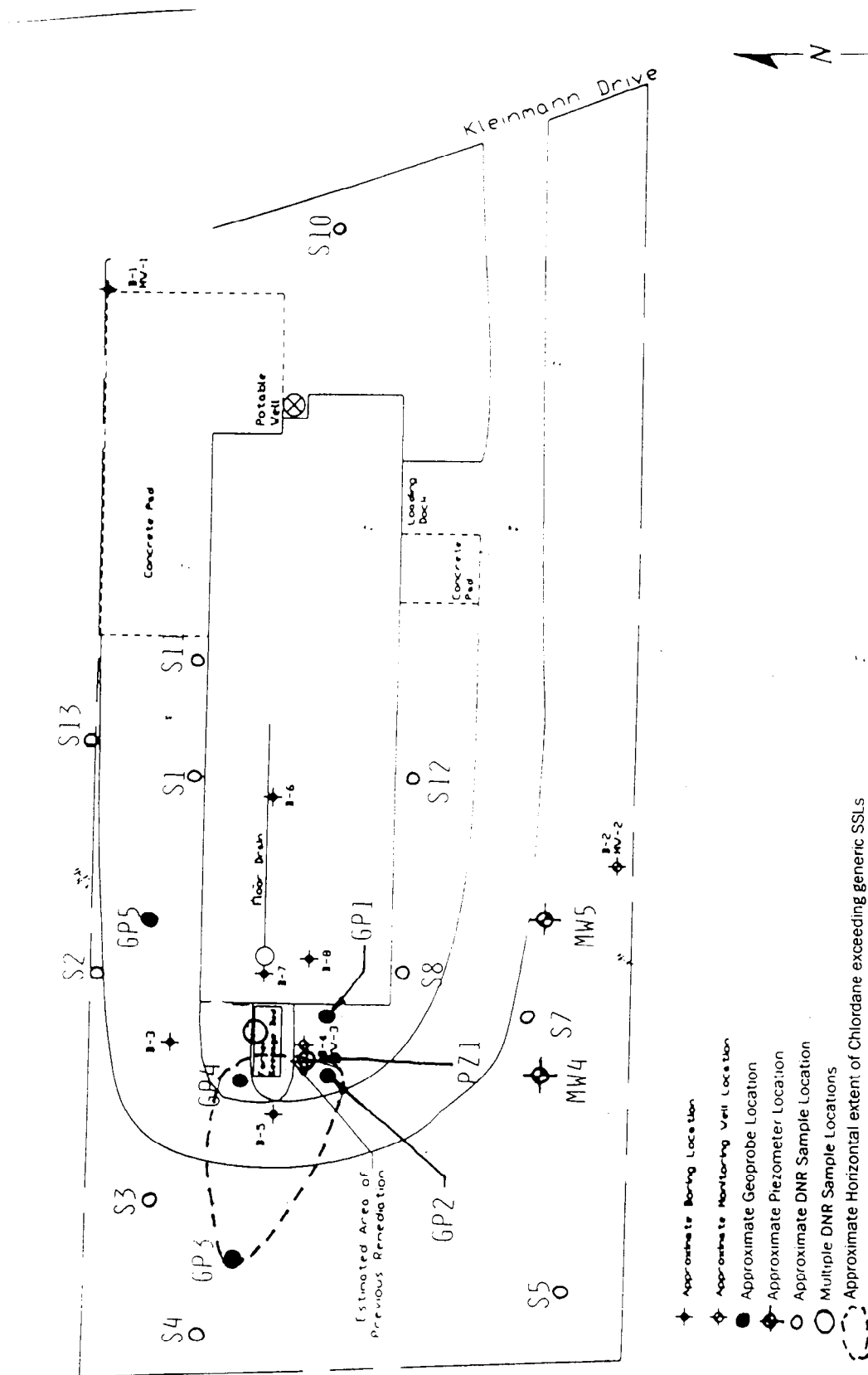
SITE LOCATION MAP

Scale: 1" = 2000'

Project No. 7-01156

Date: 11/7/00

Figure 1



Konicek Environmental Consulting, LLC

Source: Boring and Monitoring well plan
Midwest Engineering Services, Inc.

Figure 1
SITE SKETCH &
Sampling Locations

Ground Water Analytical Results
Table 1
Former Chem Science
Konicek Environmental Consulting, LLC

	MW-1 7/2/03	MW-2 7/2/03	MW-3 7/14/03	MW-4 12/24/03	MW-5 12/23/03	PZ-1 12/15/03	MW-2 2/25/04	MW-3 2/25/04	MW-4 2/25/04	MW-5 2/25/04	PZ-1 2/25/04	MW-1 3/17/04	NR 140 ES Water ug/L	NR 140 PAL Water ug/L	EPA Calculated Generic SSLs Soil to Ground Water (Ground Water Concentration mg/l)
	Water	Water	Water	Water	Water	Water	Water	Water	Water	Water	Water	Water			
VOC															
n-Butylbenzene	ND	ND	20.9	ND	ND	ND	ND	ND	ND	ND	ND	ND	--	--	--
sec-Butylbenzene	ND	ND	5.53	ND	ND	ND	ND	ND	ND	ND	ND	ND	--	--	--
tert-Butylbenzene	ND	ND	0.864	ND	ND	ND	ND	ND	ND	ND	ND	ND	--	--	--
2-Chlorotoluene	ND	ND	1100	ND	22.8	35.3	ND	212	51.2	ND	ND	ND	--	--	2.9
4-Chlorotoluene	ND	ND	29.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	--	--	--
1,1-Dichloroethene	0.789	ND	ND	ND	ND	0.93	ND	ND	ND	ND	1.25	1.55	7	0.7	--
Ethylbenzene	ND	ND	1.56	ND	ND	ND	ND	ND	ND	ND	ND	ND	700	140	--
Isopropylbenzene	ND	ND	1.96	ND	ND	ND	ND	ND	ND	ND	ND	ND	--	--	--
p-Isopropyltoluene	ND	ND	47.6	ND	ND	ND	ND	13	ND	ND	ND	ND	--	--	--
Naphthalene	ND	ND	17.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	40	8	1.5
n-Propylbenzene	ND	ND	4.32	ND	ND	ND	ND	ND	ND	ND	ND	ND	--	--	--
Tetrachloroethene	ND	0.769	3.46	1.03	ND	ND	ND	0.93	ND	0.92	0.7	ND	5	0.5	--
Toluene	ND	ND	1.88	ND	ND	ND	ND	ND	ND	ND	ND	ND	1mg/L	0.2 mg/L	--
1,1,1-Trichloroethane	2.61	ND	ND	ND	ND	5.42	ND	ND	ND	ND	8.03	6.76	200	40	--
Trichloroethene	ND	ND	0.886	ND	ND	ND	ND	ND	ND	ND	ND	ND	5	0.5	--
1,2,4-Trimethylbenzene	ND	ND	39.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	--	--	3.7
1,3,5-Trimethylbenzene	ND	ND	12.3	ND	ND	ND	ND	ND	ND	ND	ND	ND	--	--	3.7
Total Xylenes	ND	ND	9.16	ND	ND	ND	ND	ND	ND	ND	ND	ND	480 total	96 total	--
													10mg/l	1 mg/l	--
SVOCs															
4-Chloro-3-methylphenol	ND	ND	5.90	ND	ND	ND	ND	ND	ND	NA	ND		--	--	--
Diethyl phthalate	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	6.85		--	--	--
Di-n-butyl phthalate	ND	ND	25.9	ND	ND	ND	ND	16.8	ND	NA	ND		100	20	--
Naphthalene	ND	ND	12.4	ND	ND	ND	ND	2.56	ND	NA	ND		40	8	1.5
Organochlorine Pesticides	No Organochlorine Pesticides were detected above the detection level(s)														

*Units for Soil are micrograms per kilogram unless otherwise noted

*Units for Water are in micrograms per liter unless otherwise noted

NA = Not Analyzed

ND = Not Detected above the detection limit

Soil Analytical Results
Table 3
Former Chem Science
Konicek Environmental Consulting, LLC

	MW-4 12/23/03	MW-5 10-12' 12/23/03	MW-5 17-19' 12/23/03	MW-6 12/23/03	GP-2 2-3 ft 2/5/04	GP-2 10-12 ft 2/5/04	GP-3 2-3 ft 2/5/04	GP-3 9-10 ft 2/5/04	GP-4 2-3 ft 2/5/04	EPA Calculated Generic SSLs Soil to Ground Water (Soil Screening Level mg/kg)	EPA Region 9 PRGs Table Direct Contact Exposure Pathway for Industrial Soil (mg/kg)	NR 720.09 RCLs Soil ug/kg
	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
VOC												
p-Isopropyltoluene	ND	ND	ND	ND	ND	748	35.2	114	ND			
Naphthalene	ND	ND	ND	ND	ND	2780	45.6	32.5	ND	3.1		
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	344	131	34.7	ND	14	170	
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	89.7	56.5	ND	ND	6.6	70	
Total Xylenes	ND	ND	ND	ND	ND	ND	48.6	ND	ND		420	4100
SVOCs	No SVOCs were detected above the detection limit(s)											
Organochlorine Pesticides												
Chlordane (tech)	ND	ND	ND	ND	2530	ND	677	ND	3110	0.48	6.5	
Dieldrin	ND	ND	ND	ND	ND	ND	ND	ND	10.1		11	
Endosulfan I	ND	ND	ND	ND	6.89	ND	ND	ND	11.2		3700	
Heptachlor	ND	ND	ND	ND	ND	ND	ND	ND	7.65		0.38	
Heptachlor epoxide	ND	ND	ND	ND	12.6	ND	ND	ND	31.5			

*Units for Soil are micrograms per kilogram unless otherwise noted

*Units for Water are in micrograms per liter unless otherwise noted

NA = Not Analyzed

ND = Not Detected above the detection limit

GROUNDWATER LEVEL DATA SHEET

Project: Former Chem Science

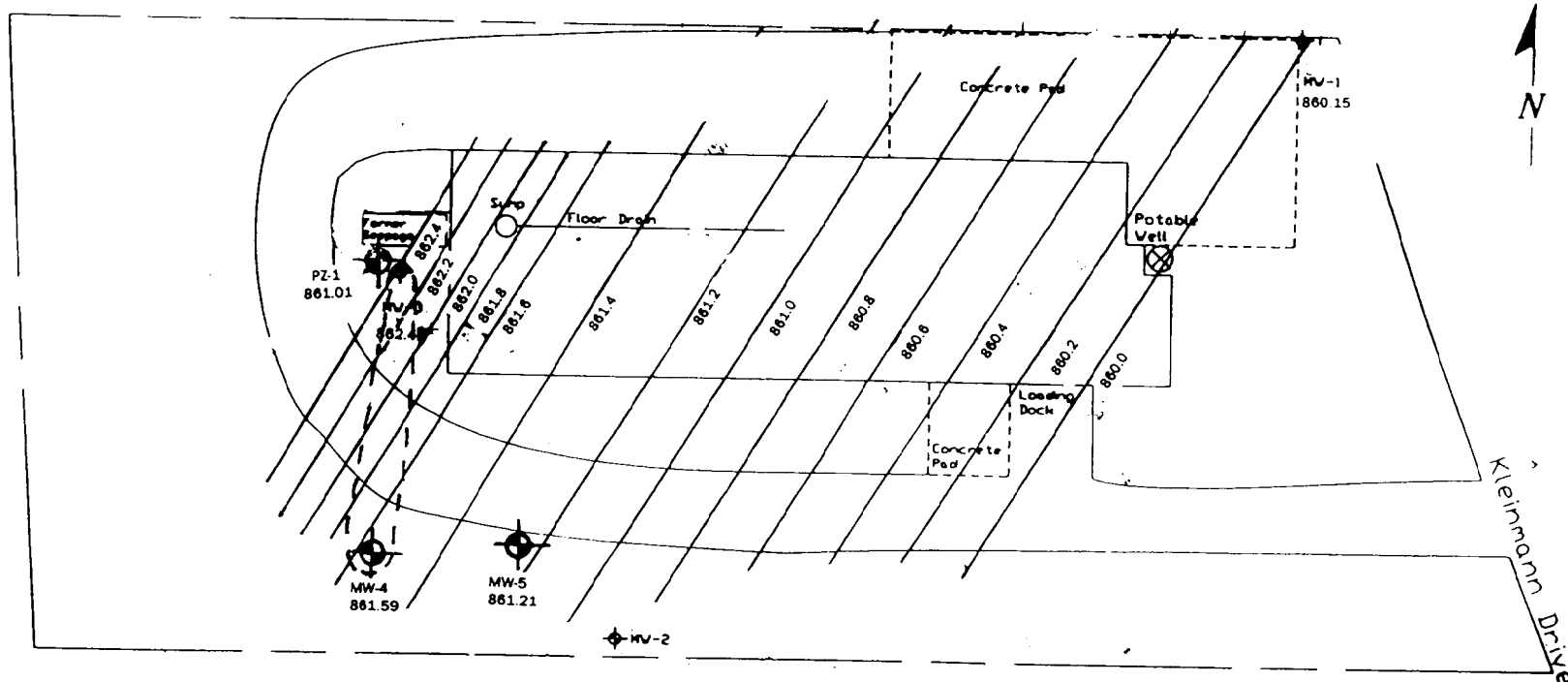
Page: 1 of 1

Measurements Taken By: Konicek Environmental Consulting, LLC

Device: Bailer

Well Number	Date	Depth to Groundwater (feet)	Well Depth (feet)	Water Column Height (feet)	Reference Elevation (feet)	Groundwater Elevation (feet)	Comments
MW-1	10/11/01	15.6			872.52	857.43	ref: MES SI
MW-3	10/11/01	14.4			874.23	857.35	ref: MES SI
MW-1	3/17/04	12.375	25	12.625	872.52	860.145	
MW 3	3/17/04	11.813	25	13.187	874.23	862.417	
MW 4	3/17/04	11.302	16	4.698	872.89	861.588	
MW 5	3/17/04	7.583	20	12.417	868.79	861.207	
PZ 1	3/17/04	13.240	44	30.76	874.25	861.01	

Notes: _____



Konicek Environmental Consulting, LLC

Source: Boring and Monitoring well plan
Midwest Engineering Services, Inc.

Figure 2

GROUNDWATER ELEVATION
CONTOUR DIAGRAM
& HORIZONTAL EXTENT OF
GROUNDWATER CONTAMINATION

- ◆ Approximate Monitoring Well Location
- ◆ Approximate Piezometer Location
- Approximate Horizontal extent of 2-Chlorotoluene

FROM : KONICEK ENVIRONMENTAL
11/17/2004 09:35 2622533664
FROM : KONICEK ENVIRONMENTAL

FAX NO. : 262 284 1728
GREAT LAKES RUOF IN:
FAX NO. : 262 284 1728

Nov. 17 2004 09:41AM P10
PAGE 01
Nov. 16 2004 11:07AM P2

This is to verify that McDonald Properties is the responsible party
for the property referred to in the attached legal description and that to the best of our knowledge,
the attached legal description is the only property impacted.



Responsible Party Signature

11-16-04

Date